

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

May 20, 2004

On May 20, 2004, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, at 6:31 p.m., for a presentation on Birmingham Green.

PRESENTATION

FCRHA Acting Chair Ronald Christian introduced representative of Birmingham Green, a 54-acre parcel of land located in Prince William County, which currently includes a 180-bed nursing home and a 64-bed assisted living project. Thomas Dodson and Dave Romford, as well as Grace Starbird, Director of the Fairfax County Area Agency on Aging. HCD Director Paula Sampson gave a brief historical overview of Birmingham Green, which was created 1918 by the General Assembly as the District Home.

Messrs. Dodson and Romford gave a presentation on services at Birmingham Green, which serves residents of five jurisdictions: Fauquier, Fairfax, Loudoun and Prince William counties, and the City of Alexandria. They extended a note of thanks to HCD staff and Fairfax County as a whole for all of their assistance and cooperation over the years. A rendering of the proposed new assisted care facility was shown. Grace Starbird then made a brief statement of support for the project.

Commissioners Christian thanked the presenters for the care given to residents of the nursing home. The presentation concluded at 7:01 p.m.

The following Commissioners were present for a portion or all of the presentations: Ronald Christian, Kenneth Butler, Martin Dunn, H. Charlen Kyle, Elisabeth Lardner, Albert McAloon, Lee Rau, and Joan Sellers.

CALL TO ORDER

Acting Chair Ronald Christian called the regular meeting of the FCRHA to order at 7:02 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT

Ronald Christian
Kenneth Butler
Martin Dunn
H. Charlen Kyle
Elisabeth Lardner
Albert McAloon
Lee Rau
Joan Sellers

ABSENT

Conrad Egan
Willard Jasper
John Kershenstein

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Harry Swanson, Deputy Director, Revitalization and Real Estate; Kristina Norvell, Director of Public Affairs; Michael Finkle, Director, Housing Management Division; James Hall, Chief, Housing Services Branch, Housing Management Division (HMD); Deborah Jackson Mallett, Senior Housing Specialist, HMD; Curtis Hall, Director, Information Systems and Services Division; Patricia Schlener, Director of Administration; Anne Morrison, Asset Manager; Joe Maranto, Fiscal Administrator, Financial Management Division; Penny Xu, Fiscal Administrator, Financial Management Division; Joan Beckner, Accountant II, Financial Management Division; John Payne, Director, Design, Development and Construction (DD&C) Division; Gordon Goodlett, Development Officer, DD&C; Cynthia Ianni, Senior Program Manager, DD&C; Tom Overocker, Acting Senior Program Manager, Revitalization Division; Louise Milder, Senior Real Estate Finance Officer, Real Estate Finance and Grants Management Division (REFGM); Officer, REFGM; Audrey Spencer-Horsley, Housing/Community Developer IV, REFGM; Elisa Johnson, Grants Coordinator, REFGM; Michael Pearman, Management Analyst, REFGM; Barbara Silberzahn, Chief, Homeownership and Relocation Services (H&RS); Bonnie Conrad, Homeownership Program Manager, H&RS; James Speight, Director, Property Improvement and Maintenance Division; and Winifred A. Clement, FCRHA Assistant. Other Fairfax County staff in attendance: Alan Weiss, Assistant County Attorney, FCRHA Counsel.

APPROVAL OF MINUTES

A motion was made by Commissioner McAloon, seconded by Commissioner Lardner, that the FCRHA adopt the minutes of the April 19 and May 3, 2004 meetings, respectively. A vote was taken and the motion carried, with Commissioner Rau abstaining.

Without objection, the Acting Chair modified the agenda to move Administrative Item Number 1, Resolution Number 37-04 ahead for consideration.

ADMINISTRATIVE ITEM

1

RESOLUTION NUMBER 37-04

COMMENDING STANLEY A. UNDERWOOD FOR HIS SERVICE TO THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

WHEREAS, since 2001, Stanley A. Underwood has diligently served as the Director of the Financial Management Division for the Fairfax County Department of Housing and Community Development and has served the citizens of Fairfax County as a County employee since 1997; and

WHEREAS, Mr. Underwood took charge of the newly reorganized Financial Management Division and led it with exceptional effort to expeditiously plan, organize, and execute the many accounting and budgeting functions that must meet Federal, State, and County standards; and

WHEREAS, he assumed this leadership role at a time when the Division was undergoing a major reorganization in staffing and was attempting to address serious accounting and operating problems that affected the Division's performance and was also required to implement several new accounting and reporting requirements under a reporting model adopted by the Governmental Accounting Standards Board; and

WHEREAS, as a result of his leadership, HCD achieved a perfect score in financial management under the U. S. Department of Housing and Urban Development's Public Housing Assessment System and implemented several new reporting requirements in the FCRHA's Consolidated Financial Statements; and

WHEREAS, he managed and directed the financial operations and fiscal planning of the department as well as the Fairfax County Redevelopment and Housing Authority (FCRHA) and entities affiliated with the FCRHA and is responsible for organizing and administering the financial operations of an annual operating and capital budget of over \$130 million, debt/bond issues of over \$250 million and a loan portfolio of over \$12 million; and

WHEREAS, without doubt, Mr. Underwood has provided outstanding leadership and guidance and employed such leadership skills to refine the Financial Management Division to make it more effective and efficient;

NOW, THEREFORE, BE IT RESOLVED, that the FCRHA expresses deepest appreciation to Stanley A. Underwood for his years of outstanding service rendered in the field of financial management throughout Fairfax County;

BE IT FURTHER RESOLVED, that the FCRHA wishes Stanley A. Underwood a long, healthy and happy retirement.

Commissioner Christian extended personal greetings to Mr. Underwood on behalf of the Chair. The Commissioners thanked Mr. Underwood for his years of service to the County of Fairfax and to HCD in particular.

A motion was made by Commissioner Rau, seconded by Commissioner Butler, to adopt Resolution Number 37-04. A vote was taken and the motion carried unanimously.

ACTION ITEM

1

RESOLUTION NUMBER 28-04

AUTHORIZATION TO ADVERTISE FOR A PUBLIC HEARING BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY ON JUNE 24, 2004 TO RECEIVE PUBLIC COMMENT REGARDING ITS OPTION TO PURCHASE UP TO SIX AFFORDABLE DWELLING UNITS AT THE LAUREL HILL DEVELOPMENT PURSUANT TO SECTION 2-810 (2) THE FAIRFAX COUNTY ZONING ORDINANCE AND IN ACCORDANCE WITH FCRHA POLICY ON THE ACQUISITION OF ADUS (MOUNT VERNON DISTRICT)

WHEREAS, pursuant to Section 2-810 (2) of the Fairfax County Zoning Ordinance, the Fairfax County Redevelopment and Housing Authority (FCRHA) has an option to purchase up to one-third of all Affordable Dwelling Units (ADUs) being offered for sale at any one development for up to 90 days after the offering is approved; and

WHEREAS, an Offering Agreement for 19 ADUs at the Laurel Hill development is pending or soon to be submitted and the FCRHA will have the right to purchase up to six ADUs at this development; and

WHEREAS, the FCRHA has adopted a policy which limits to ten the number of ADUs purchased in any one development; and

WHEREAS, the FCRHA has received an initial analysis, pursuant to its ADU acquisition policy adopted May 14, 2003, of the suitability of acquiring ADUs at Laurel Hill and has deemed that further investigation of the financial feasibility and solicitation of public comments in connection with exercising its right to purchase ADUs at Laurel Hill is warranted; and

WHEREAS, the FCRHA ADU acquisition policy provides that a public hearing before the FCRHA must be held prior to a decision being made on the acquisition of ADUs at any development; and

NOW THEREFORE BE IT RESOLVED THAT the FCRHA authorizes advertisement of a public hearing on the acquisition of up to six ADUs at Laurel Hill, in accordance with the guidelines in its ADU acquisition policy, to be held at its next regular meeting on June 24, 2004.

RESOLUTION NUMBER 29-04

AUTHORIZATION TO ADVERTISE FOR A PUBLIC HEARING BY THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY ON JUNE 24, 2004
TO RECEIVE PUBLIC COMMENT REGARDING ITS OPTION TO PURCHASE
UP TO SIX AFFORDABLE DWELLING UNITS AT THE SAINTSBURY PLAZA
DEVELOPMENT PURSUANT TO SECTION 2-810 (2) OF THE FAIRFAX COUNTY
ZONING ORDINANCE AND IN ACCORDANCE WITH FCRHA POLICY ON THE
ACQUISITION OF ADUS (PROVIDENCE DISTRICT)

WHEREAS, pursuant to Section 2-810 (2) of the Fairfax County Zoning Ordinance, the Fairfax County Redevelopment and Housing Authority (FCRHA) has an option to purchase up to one-third of all Affordable Dwelling Units (ADUs) being offered for sale at any one development for up to ninety days after the offering is approved; and

WHEREAS, an Offering Agreement for 17 ADUs at the Saintsbury Plaza development is pending or soon to be submitted and the FCRHA will have the right to purchase up to six of the ADUs at this development; and

WHEREAS, the FCRHA has adopted a policy which limits to ten the number of ADUs purchased in any one development; and

WHEREAS, the FCRHA has received an initial analysis, pursuant to its ADU acquisition policy adopted May 14, 2003, of the suitability of acquiring ADUs at Saintsbury Plaza and has deemed that further investigation of the financial feasibility and solicitation of public comments in connection with exercising its right to purchase ADUs at Saintsbury Plaza is warranted; and

WHEREAS, the FCRHA ADU acquisition policy provides that a public hearing before the FCRHA must be held prior to a decision being made on the acquisition of ADUs at any development; and

NOW THEREFORE BE IT RESOLVED THAT the FCRHA authorizes advertisement of a public hearing on the acquisition of up to six ADUs at Saintsbury Plaza, in accordance with the guidelines in its ADU acquisition policy, to be held at its next regular meeting on June 24, 2004.

A motion was made by Commissioner Rau, seconded by Commissioner Butler, that the FCRHA adopt both Resolution Number 28-04 and 29-04.

A brief presentation was given by Gordon Goodlett on both resolutions. After the presentation Mr. Goodlett responded to questions from the Commissioners.

A vote was taken and the motion to adopt Resolutions 28-04 and 29-04 carried unanimously.

Commissioners Butler and Dunn requested that HCD look into the possibility of making the units accessible to avoid retro-fitting them after the project is completed.

2. RESOLUTION NO. 30-04

ADOPTION OF THE FY 2005 CONSOLIDATED FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY/DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT OPERATING AND CAPITAL BUDGET PLAN

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA):

1) Adopts the FY 2005 FCRHA/Department of Housing and Community Development (HCD) Operating and Capital budgets for the following funds appropriated by the FCRHA as presented to the FCRHA at the May 20, 2004 meeting:

Fund 940:	FCRHA General/Operating
Fund 941:	Fairfax County Rental Program
Fund 945:	Non-County Appropriated Rehabilitation Loans
Fund 948:	FCRHA Private Financing
Fund 949:	FCRHA Internal Service
Fund 950:	FCRHA Partnerships
Fund 965:	FCRHA Housing Grants

2) Acknowledges the Operating and Capital budgets including the County Executive's recommendations and the FCRHA's requests as presented to the FCRHA at the May 20, 2004 meeting for the following funds appropriated by the County.

Fund 001:	HCD General Operating
Fund 141:	Elderly Housing Program
Fund 142:	Community Development Block Grant
Fund 143:	Homeowner and Business Loan Program
Fund 144:	Housing Trust Fund
Fund 145:	HOME Investment Partnership Grant
Fund 340:	Housing Assistance Program

A motion was made by Commissioner Butler, seconded by Commissioner Kyle that the FCRHA adopt Resolution Number 30-04. A vote was taken and the motion carried unanimously.

3. RESOLUTION NO. 31-04

ADOPTION OF THE FY 2005 SECTION 8 HOUSING ASSISTANCE PROGRAM
OPERATING BUDGETS FOR ANNUAL CONTRIBUTIONS CONTRACTS P-2509 FOR THE
PERIOD JULY 1, 2004 THROUGH DECEMBER 31, 2004 AND P-2515 FOR THE PERIOD
JULY 1, 2004 THROUGH JUNE 30, 2005

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the FY 2005 budget for Annual Contributions Contract (ACC) P-2509 for the period July 1, 2004 through December 31, 2004 and P-2515 for the period July 1, 2004 through June 30, 2005 totaling 3,506 units which is necessary for the operation of the FY 2005 Section 8 Housing Assistance Program, and authorizes submission of the budgets to the U.S. Department of Housing and Urban Development.

A motion was made by Commissioner Butler, seconded by Commissioner Sellers, to adopt Resolution Number 31-04.

Joan Beckner presented an update on the information previously presented at the Finance Committee meeting as a result of new information that was received from the U.S. Department of Housing and Urban Development regarding potential and proposed reductions in the program. After the presentation, Ms. Beckner responded to questions from the Commissioners.

A vote was taken after discussion, and the motion carried unanimously.

Commissioner Butler suggested that an invitation be extended to HUD for a dialogue at the next meeting regarding Section 8 budget issues. Further discussion followed during Board Matters.

It was also requested that inquiry be made regarding response to a letter written by the Chair of the Board of Supervisors several weeks ago to the Northern Virginia Congressional delegation regarding proposed reductions in Section 8 funding.

4. RESOLUTION NUMBER 32-04

APPROVAL OF FINANCING PLAN FOR THE CONSTRUCTION OF THE
SOUTHGATE NEIGHBORHOOD COMMUNITY CENTER, PROJECT NUMBER 014130,
AND AUTHORIZATION TO DRAW UP TO \$2.6 MILLION AGAINST THE
LINE OF CREDIT WITH SUNTRUST BANK (HUNTER MILL DISTRICT)

BE IT HEREBY RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA):

- (1) Approves the financing plan for the construction of the Southgate Neighborhood Community Center as presented at its meeting of April 22, 2004. Approval is subject to approval of the financing plan by the Board of Supervisors
- (2) Authorizes drawing against the line of credit with SunTrust Bank in an amount up to \$2,600,000 for the purpose of advancing funds for the construction and development of the Southgate Neighborhood Community Center; and
- (3) Authorizes the execution of a facility lease agreement with the Board of Supervisors to fund the full debt service, operating costs and a replacement reserve for the facility.
- (4) Authorizes the Chairman, Vice Chairman, or an Assistant Secretary to execute and deliver all documents relating to drawing funds under the line of credit as set forth above.

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 32-04

A vote was taken after discussion, and the motion carried unanimously.

5. RESOLUTION NUMBER 33-04

APPROVAL OF A RICHMOND HIGHWAY FAÇADE IMPROVEMENT PROGRAM GRANT
(LEE AND MOUNT VERNON DISTRICTS)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby:

1. Approves a Richmond Highway Façade Improvement Program (the Program) grant in the amount of \$25,000 to J. E. Schrenzel, P.C., owner of the Hybla Valley Veterinary Hospital, located at 7627 Richmond Highway, on property also identified as Fairfax County tax map number 93-3((2))-(4)-25, subject to compliance with all of the Program requirements and the approved application documents and to be used solely for the purpose of façade improvements as described in the approved Program application documents; and

2. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary on behalf of the FCRHA to execute and deliver all necessary or appropriate documents relating to the Richmond Highway Façade Improvement Program grant approved by the FCRHA for J.E. Schrenzel, P.C.

A motion was made by Commissioner Lardner, seconded by Commissioner McAloon, to adopt Resolution Number 33-04 and 34-04 jointly.

After a presentation by Cynthia Ianni on Resolution 33-04, a motion was made by Commissioner Lardner, seconded by Commissioner McAloon, to withdraw the motion to consider Resolutions 33-04 and 33-04 jointly. The motion carried.

A motion was made by Commissioner Lardner, seconded by Commissioner McAloon, that the FCRHA adopt Resolution 33-04. A vote was taken after discussion, and the motion carried unanimously.

RESOLUTION NUMBER 34-04

AUTHORIZATION TO REVISE AND EXPAND THE RICHMOND HIGHWAY FAÇADE IMPROVEMENT PROGRAM'S TARGET AREA (LEE AND MOUNT VERNON DISTRICTS)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby:

1. Authorizes the revision and expansion of the Richmond Highway Façade Improvement Program target area. The expanded and revised target area will include all of the commercial property and businesses located in the Richmond Highway Corridor Area Community Business Centers (CBCs) and the adjacent Suburban Neighborhoods (SNs), as such areas are defined and shown in the Fairfax County Comprehensive Plan, having exteriors of buildings that are clearly visible from Richmond Highway; and

2. Authorizes the revision by staff of the Richmond Highway Façade Improvement Program documents, such as marketing brochures, grant processing materials and applications, as necessary, to reflect the revised and expanded target area.

A motion was made by Commissioner Lardner, seconded by Commissioner McAloon, to adopt Resolution Number 34-04.

Cynthia Ianni gave a brief presentation on Resolution Number 34-04 after which she responded to questions from the Commissioners.

A vote was taken on Resolution Number 34-04 and the motion carried unanimously.

Commissioner Sellers requested that a large sign with few words be placed in the front of the building and all future projects where the FCRHA will be providing fundin to indicate that the business is being improved by the Fairfax County Façade Improvement Program.

6. RESOLUTION NO. 35-04

AUTHORIZATION, SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS, TO
REALLOCATE AND AUTHORIZE DISBURSEMENT OF UP TO \$50,000
IN TIER TWO PREDEVELOPMENT FUNDS FROM THE AFFORDABLE HOUSING
PARTNERSHIP PROGRAM FUND OF THE HOUSING TRUST FUND AS A LOAN
TO CHESTERBROOK RESIDENCES, INC. (DRANESVILLE DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes, subject to approval by the Board of Supervisors, the reallocation and disbursement of up to \$50,000 in Tier Two Predevelopment funds from the Affordable Housing Partnership Program Fund of the Housing Trust Fund to Chesterbrook Residences, Inc. for the purpose of conducting studies relating to the development of up to 100 affordable assisted-living rental units at Chesterbrook Residences; and

BE IT FURTHER RESOLVED that, subject to approval by the Board of Supervisors, the FCRHA hereby authorizes its Chairman, Vice Chairman or any Assistant Secretary to enter into a loan to Chesterbrook Residences, Inc. in the amount of \$50,000 from the Affordable Housing Partnership Program Fund of the Housing Trust Fund for the purpose of providing predevelopment funds to Chesterbrook Residences, Inc. to be used toward the development of Chesterbrook Residences. In addition, the FCRHA authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and agreements necessary or appropriate in connection with the loan.

A motion was made by Commissioner Dunn, seconded by Commissioner Rau, that the FCRHA adopt Resolution Number 35-04.

A brief presentation was given by Louise Milder, Senior Real Estate Finance Officer, HCD. After the presentation, Mr. Jim Edmondson, a representative of Chesterbrook, Residences Inc., extended thanks to HCD for the financing on behalf of Chesterbrook Residences, and other project sponsors.

A vote was taken after discussion and the motion carried unanimously.

A motion was made by Commissioner McAloon, seconded by Commissioner Dunn, that the FCRHA adopt a resolution, commending the National Presbytery for donating the land to Chesterbrook: A vote was taken and the motion carried unanimously.

7. RESOLUTION NUMBER 36-04

APPROVAL OF USE OF THE HOUSING CHOICE VOUCHER HOMEOWNERSHIP
PROGRAM IN CONJUNCTION WITH DEVELOPMENT OF AFFORDABLE DWELLING
UNITS TO SATISFY A PROFFER AT BRIARWOOD TRACE
(PROVIDENCE DISTRICT)

WHEREAS, the developer of Briarwood Trace has proffered the development of four detached single-family Affordable Dwelling Units (ADUs); and

WHEREAS, the proffer allows development under an alternative program approved by the Department of Housing and Community Development (HCD);

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority authorizes HCD to use the Housing Choice Voucher (HCV) Homeownership Program and its pool of applicants in conjunction with the development of the ADUs at the Briarwood Trace development to satisfy the proffer at this site, using eligibility criteria and selection procedures modified on a one-time only basis, provided Habitat for Humanity (Habitat) becomes the developer of record for Briarwood Trace and, further, provided Habitat agrees to comply with all other ADU Program requirements.

A motion was made by Commissioner Dunn, seconded by Commissioner Rau, that the FCRHA adopt Resolution Number 36-04.

A brief presentation was given by HCD Director Paula Sampson on Resolution Number 37-04. Karen Cleveland, Director of Habitat for Humanity in Northern Virginia, extended thanks and appreciation for the assistance Habitat has received from the County of Fairfax.

After discussion a vote was taken and the motion carried unanimously.

ADMINISTRATIVE ITEMS

1. RESOLUTION NUMBER 37-04

COMMENDING STANLEY A. UNDERWOOD FOR HIS SERVICE TO THE FAIRFAX
COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Resolution Number 37-04 was previously approved earlier in the meeting.

At this time, Commissioner Christian announced that Commissioner Jasper had a family emergency, which was the reason for his absence from the meeting tonight.

2. RESOLUTION 38-04

AUTHORIZATION TO CONTINUE THE COAN POND RESIDENCES PROGRAM
WITH THE DEPARTMENT OF FAMILY SERVICES WITH MODIFICATIONS

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves continuation of the modified Coan Pond Residences Pilot program in cooperation with the Department of Family Services to use up to two units at Coan Pond Residences for young adults leaving foster care as described in the Administrative Item presented to the FCRHA at its May 20, 2004 meeting. Such approval shall expire May 31, 2009.

A motion was made by Commissioner McAloon, seconded by Commissioner Sellers, that the FCRHA adopt Resolution Number 38-04. A brief presentation was given by Jim Hall of HCD Housing Management Division. After the presentation, Mr. Hall responded to questions from the Commissioners.

A vote was taken, and the motion carried, with Commissioner Kyle having left the room.

Commissioner Christian thanked the Department of Family Services staff present for attending the meeting.

3. RESOLUTION NUMBER 39-04

APPROVAL TO IMPLEMENT THE NEW PUBLIC HOUSING LEASE

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority approves the new Public Housing program lease to be implemented as of July 1, 2004, as outlined in the item presented to the FCHRA at its May 20, 2004 meeting.

A motion was made by Commissioner McAloon, seconded by Commissioner Kyle that the FCRHA adopt Resolution Number 39-04. A brief presentation was given by Jim Hall.

After discussion, a vote was taken and the motion carried unanimously.

4. RESOLUTION NUMBER 40-04

MODIFICATIONS TO MAXIMUM INCOME AND RENT PROVISIONS
OF THE AFFORDABLE DWELLING UNIT (ADU) PROGRAM REGULATIONS
TO REFLECT 2000 CENSUS DATA

WHEREAS, the Metropolitan Statistical Area (MSA) median household income estimates for Fiscal Year 2004, as published by the U.S. Department of Housing and Urban Development (HUD), were benchmarked with 2000 Census data; and

WHEREAS, the FY 2004 Washington DC MSA median household income has been adjusted by HUD downward seven percent compared to the FY 2002 Washington DC MSA median household income; and

WHEREAS, the maximum income limits and rents for the ADU Sale and Rental Program are revised periodically by the Fairfax County Redevelopment and Housing Authority (FCRHA) based on changes in the Washington DC MSA median household income; and

WHEREAS, the FCRHA believes that current ADU Sale and Rental Program participants holding a lease or an ADU Sale Program certificate should not be displaced from current participation in the ADU Sale and Rental Program due to revised (lowered) maximum income limits that are to be applied in order to assure the continued achievement of the purpose of the ADU Sale and Rental Program to provide dwelling units affordable to household whose income is seventy (70) percent or less of the Washington, DC MSA median household income;

NOW, THEREFORE, BE IT RESOLVED that the FCRHA hereby adopts the two-tiered approach for implementation and the modifications to the maximum income and rent provisions of the ADU Sale and Rental Program regulations as set forth in the item presented at the May 20, 2004 FCRHA meeting.

A motion was made by Commissioner Dunn, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 40-04.

A brief presentation was made by HCD Management Analyst Michael Pearman. After the presentation, Mr. Pearman responded to questions from the Commissioners.

A vote was taken after discussion, and the motion carried unanimously.

CLOSED SESSION

A motion was made by Commissioner Dunn, seconded by Commissioner McAloon, that the Fairfax County Redevelopment and Housing Authority recess and go into closed session for discussion and consideration, pursuant to Virginia Code Section 2.2-3711, pertaining to the acquisition of real property for a public purpose in Fairfax County at 8054 Court, Vienna, Virginia. A vote was taken and the motion carried unanimously. The FCRHA went into Closed Session at 8:37 p.m.

PUBLIC MEETING RESUMED

A motion was made by Commissioner Dunn, seconded by Commissioner McAloon, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session. A vote was taken by roll call as follows

AYE

Ronald Christian
Kenneth Butler
Martin Dunn
Charlen Kyle
Elisabeth Lardner
Albert McAloon
Lee Rau
Joan Sellers

NAY

ABSTAIN

The motion passed, and the FCRHA resumed open meeting at 8:55 p.m.

ACTION ITEMS Cont'd.

8. RESOLUTION NUMBER 41-04

AUTHORIZATION TO NOT CURE THE DEFAULT ON THE PROPERTY; AND

AUTHORIZATION TO BID/PURCHASE AT THE FORECLOSURE SALE
OF 8054 SEBON DRIVE, VIENNA, VA 22180,
AN AFFORDABLE DWELLING UNIT (ADU) IN PROVIDENCE DISTRICT

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA)

1. (a) Shall not take any action to cure the loan default on the Property; and
(b) Authorizes bidding/purchasing at the foreclosure sale of the ADU Property not to exceed the amount presented by staff in closed session; and
2. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary, to negotiate and to execute any and all documents necessary to purchase the property as set forth herein; and
3. Authorizes drawing upon the line of credit at the SunTrust Bank, Fund 948, Private Financing in the amount not to exceed an amount presented by staff in closed session to cover acquisition and carrying costs to be repaid from the sale of the unit as an ADU to a first-time homebuyer.

A motion was made by Commissioner Sellers, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 41-04. A vote was taken after discussion, and the motion carried unanimously.

9. RESOLUTION 42-04

COMMENDING THE NATIONAL CAPITAL PRESBYTERY FOR ITS CONTRIBUTION TO
THE DEVELOPMENT OF AFFORDABLE HOUSING IN FAIRFAX COUNTY

WHEREAS, there is a need identified for affordable residential-based long-term care for lower income seniors in Fairfax County;

WHEREAS, the development of Chesterbrook Residences, an affordable assisted living facility, will assist in addressing this important community need;

WHEREAS, Chesterbrook Residences could not be built without the donation of land in the form of a 75-year lease at nominal cost from the National Capital Presbytery;

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority does hereby commend the National Capital Presbytery for its outstanding generosity in contributing to the development of Chesterbrook Residences, a new affordable resource, to be developed in Fairfax County.

A vote was taken and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary
May 3, 2004
2. Contracts of \$50,000 or Less
3. Summary of the Meeting of the Board of Supervisors Housing Committee and Fairfax County Redevelopment and Housing Authority – May 3, 2004
4. Minutes of the Housing Ownership, Management, and Security Committee Meeting -
May 11, 2004
5. Minutes of Revitalization and Redevelopment Committee Meeting – May 11, 2004
6. Minutes of the Planning and Development Committee Meeting – May 12, 2004
7. Minutes of the Finance Committee Meeting – May 12, 2004
8. Status of Foreclosure of Moderate Income Direct Sales (MIDS) Property Located at 8304 Bark Tree Court, Springfield, VA 22153 (Mount Vernon District) - *brief discussion. Commissioner Butler requested an analysis of the number of ADUs that have foreclosed under the old rules and the number of ADUs that have foreclosed under the new rules be made at the next meeting.*
9. Affordable Dwelling Units (ADU) Tracking Report - *brief presentation and update.*
10. Unsolicited Proposal for the Development of Little River Glen II (Braddock District)
11. Fairfax County Redevelopment and Housing Authority Calendars of Meetings for June and July 2004

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Butler, seconded by Commissioner McAloon, to adjourn the meeting at 9:21 p.m. A vote was taken and the motion carried unanimously.

(Seal)

Ronald Christian, Acting Chair

Paula C. Sampson, Assistant Secretary

